

**Minutes for Northfield Zoning Board of Adjustment Meeting
June 25, 2015**

Roll Call

Present for the hearing were Donahue, Bailey, and Smith. Jeff Schulz was present as Clerk.

Public Hearing – Conditional Use and Variance Application - 135 South Main St - Four Seasons Community Care Home

Chair Smith stated that this item is a conditional use and variance application to expand the kitchen at the Four Seasons Care Home. The proposal includes an 18' by 10' addition to the north side of the build which will encroach into the required setback.

Mr. Smith asked if there was any public comment on the application. Ashley Hudson stated that she and her business partner Courtney Tabor are purchasing the property, and because the kitchen is too small, they plan to expand the kitchen and the walk in cooler. Ms. Hudson noted that she had presented two plan options to the Planning Commission; but preferred option 2 which will put the addition 18" from the property line that is in common with the Post Office. The Planning Commission approved option 2, so they are seeking ZBA approval for option 2. She added that they contacted the Post Office, but have not received any official comments.

Chair Smith asked if there was any additional public comment. There was no additional public comment on the application.

After further discussion of the application, Mr. Donahue made a motion, seconded by Mr. Bailey, to approve the conditional use application and variance to allow the building to be constructed 18" from the property line. Motion passed 3-0.

Public Hearing – Condition Use Application - 14 Western Ave. - Town of Northfield

Jeff Schulz, representing the Town of Northfield as Town Manager, stated that the Town obtained ownership of the property at 14 Western Ave through foreclosure, and is now seeking ZBA approval to substantially improve/replace the existing mobile home on the property. The property is located in a floodplain and replacement of the structure requires conditional use approval. The zoning regulations also require that any replacement structure must be constructed in conformance with the FEMA regulation such that the base floor is one foot above the base flood elevation. In this case, the structure will need to be built at least 3 feet above grade of the property. The Vermont Floodplain Coordinator has reviewed the application and provided a letter discussing the need to build the structure above the base flood elevation and that the structured be anchored.

Motion by Mr. Smith, seconded by Mr. Donahue, to approve the conditional use application to replace and substantially approve the mobile home at 14 Western Avenue with the condition that it be constructed in conformance with the FEMA regulations. Motion passed 3-0.

8: 15pm: Meeting adjourned.

These minutes are subject to change at the next regular meeting; however, they are substantially correct.

